

ALKALI FLAT PROJECT AREA COMMITTEE

# *Meeting Minutes*

**WEDNESDAY, MARCH 16, 2005 – 6:00 PM**

ALKALI FLAT NEIGHBORHOOD CENTER/  
BRANCH BOYS AND GIRLS CLUB  
COMMUNITY ROOM  
1117 G STREET  
SACRAMENTO, CALIFORNIA

Item 1 6:10 Ms. Delgado called the meeting to order.

Roll call was conducted:

Present: Sofia Parra, Sean Wright, Charlotte Delgado, Randy Owen, Joel Rivera, Dan Frankfield and Laura Lough.

Item 2 Approve January Minutes

Ms. Delgado motioned to accept the January minutes as prepared, Ms. Lough seconded and all voted yes to accept the minutes.

Item 3 ERAF Extension (Chris Erias)

Mr. Erias stated that the California State Legislature passed the 2004 – 2005 budget with a trailer bill allowing for a \$250 million shift, statewide of redevelopment funds education. The City of Sacramento's share of the figure is \$2.5 million, of which Alkali Flat's share is \$88,932.

He further stated that the vote here today is not for the budget amount, but rather to extend the Alkali Flat Redevelopment Project area time limitation.

Comments from the PAC included:

- What happens if the Agency does not pay the State?
- The ability of the State to recapture redevelopment money makes it more important to put Alkali Flat money onto the street.

Ms. Delgado asked for a motion to extend the Alkali Flat RDA time limitation to 2014. Mr. Wright made the motion which was seconded Ms. Parra. Ms. Delgado called for the vote:

Ayes: Parra, Wright, Delgado, Owen, Rivera, Frankfield and Lough.

Noes: none

Abstain: none

Absent: Camacho, Cuellar, Prosser, and Lopez.

Item 3a Individual Project Review (Chris Erias)

Mr. Erias noted that the item was numbered incorrectly on the agenda. There were two number threes.

Mr. Erias described the next item by referring PAC members to the agenda handout. He stated that the Agency's proposal to adopt developer guidelines mirrors what is typically asked for in a Request for Proposal (RFP) process. He further stated that these guidelines were brought about from inconsistencies in the way in which the Agency entered into negotiations with potential developers.

Mr. Erias briefly reviewed the proposed guidelines which were part of the handout. Some felt the guidelines were strict and may prevent some smaller and first time developers from working with the Agency. Mr. Erias stated that smaller projects may be exempt as they can work with over the counter programs such as the Commercial Revitalization Program. Mr. Erias also mentioned smaller developers struggle with larger development projects because they lack the resources required to take on the tasks. It was recommended that new developers start small to gain the resources and experience needed for development opportunities.

At this time, DuSharme L. Thomas and Naycora Griffith from the general public noted that they are purchasing the building at 404 12<sup>th</sup> Street and may be seeking Agency assistance. Mr. Erias described some of the programs that may be available to help them rehab the building and offered to help them through the process.

Ms. Delgado asked for a motion to adopt the developer guidelines. Mr. Owen made the motion to adopt the guidelines as presented. Mr. Wright seconded the motion. The vote is as follows:

Ayes: Parra, Wright, Delgado, Owen, Rivera, Frankfield and Lough.  
Noes: none  
Abstain: none  
Absent: Camacho, Cuellar, Prosser, and Lopez.

Item 4 *Redevelopment Updates (Chris Erias)*

La Valentina: Selection committee chose the Olson Company's proposal to build 35 market rate for sale town homes. The plan includes purchasing the property and no Agency subsidy.

Boys and Girls Club: Agency is ready to close on the F Street properties and will continue to work on the purchase of the 12th Street site.

524 Building: The new owner is planning to have a development application to the City in May. Will most likely use the Façade Rebate Program.

Neely Park: The community garden plan is moving forward. The project should be out to bid in May. Some were concerned about the garden location. Mr. Erias stated he would send out a copy of the latest site plan.

Globe Mills: The City Council approved the project as recommended by SHRA staff. The project's final hurdle will come in May as the tax credit financing will be become known.

Visioning: The Agency is working on a final document which should be completed in April. A final community meeting will take place to distribute the document.

Item 5      General Comments  
none

Item 6      Adjournment  
Meeting adjourned at 8:00.